





**ZON04-00018**





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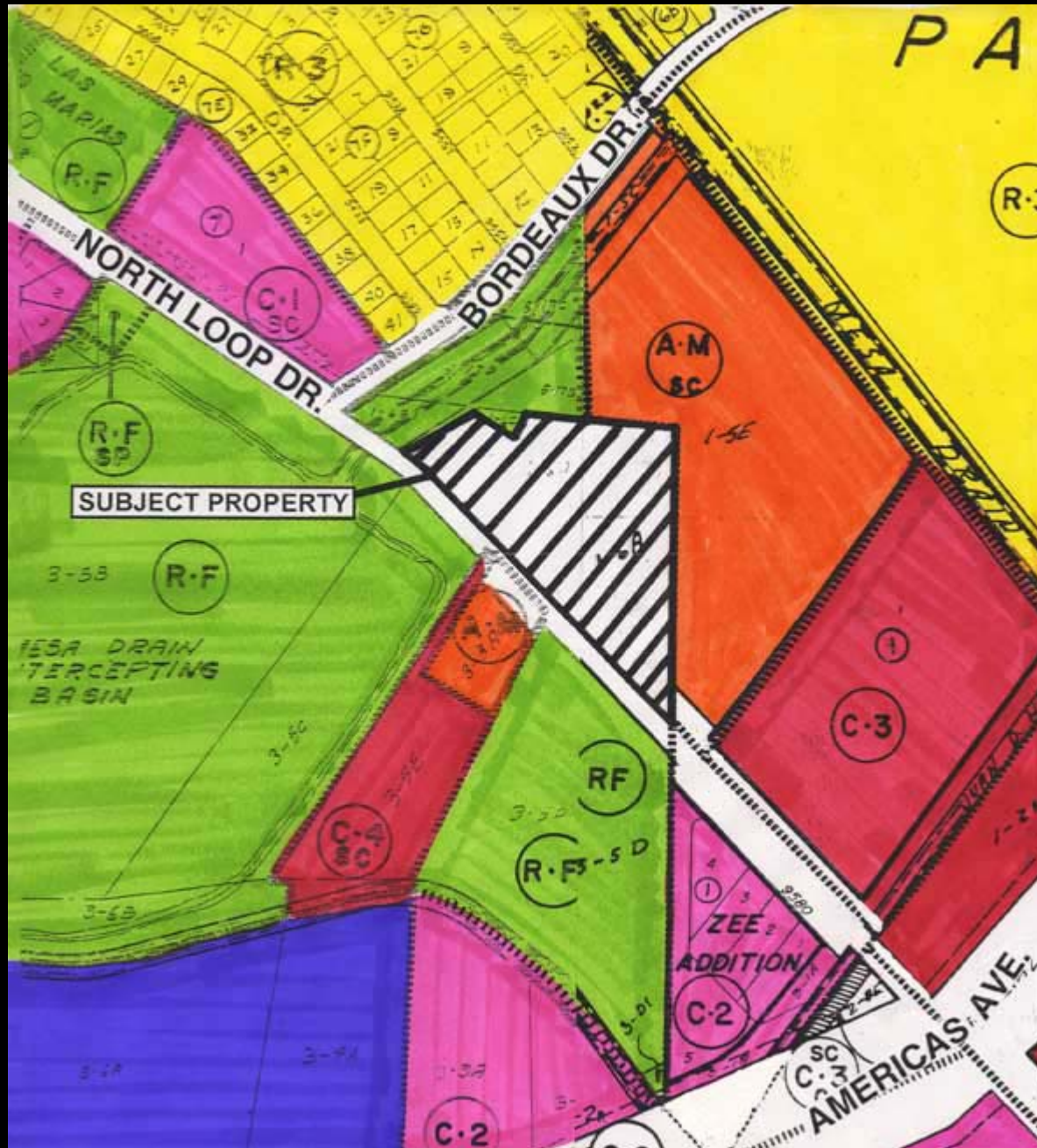
**ZON04-00018**





**ZON04-00018**







ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF TRACT 6A, BLOCK 1, YSLETA GRANT AND TRACT 17B, BLOCK 5, YSLETA GRANT, EL PASO, EL PASO COUNTY, TEXAS (NORTH LOOP DRIVE SOUTHEAST OF BORDEAUX DRIVE) FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

That the zoning of *Tract 6A, Block 1, Ysleta Grant and Tract 17B, Block 5, Ysleta Grant, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from **R-F (Ranch and Farm)** to **C-2 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning **from R-F (Ranch and Farm) to C-2 (Commercial)**, in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

Prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved by the City Plan Commission.

These conditions shall run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

3/4/2004

**PASSED AND APPROVED** this 30<sup>th</sup> day of **March, 2004**.

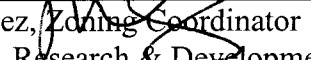
**THE CITY OF EL PASO**

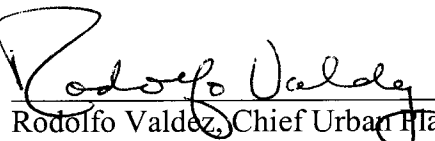
\_\_\_\_\_  
Joe Wardy  
Mayor

ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Fred Lopez, Zoning Coordinator  
Planning, Research & Development

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS     )  
                                      )  
COUNTY OF EL PASO     )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2004,  
by **JOE WARDY** as **MAYOR** of THE CITY OF EL PASO.

My Commission Expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:  
\_\_\_\_\_

3/4/2004

**ORDINANCE NO.** \_\_\_\_\_

**Zoning Case No. ZON04-00018**



# Exhibit "A"

## METES AND BOUNDS

METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND THAT COVERS TRACT 6A, BLOCK 1 AND TRACT 17B, BLOCK 5, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN EXISTING CITY MONUMENT ON THE CENTERLINE INTERSECTION OF SORBONNE ST. AND BORDEAUX DR.; THENCE SOUTH 55 DEGREES 44 MINUTES WEST ALONG THE CENTERLINE OF BORDEAUX DR., A DISTANCE OF 297.40 FT. TO A POINT THAT LIES ON THE OLD EASTERLY RIGHT OF WAY LINE OF NORTH LOOP DR.; THENCE SOUTH 56 DEGREES 55 MINUTES ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 210.77 FT. TO A POINT; THENCE NORTH 55 DEGREES 54 MINUTES EAST A DISTANCE OF 37.97 FT. TO A POINT THAT LIES ON THE NEW EASTERLY RIGHT OF WAY LINE OF NORTH LOOP DR., SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 55 DEGREES 54 MINUTES EAST ALONG THE BOUNDARY LINE BETWEEN TRACTS 6A AND 6C, BLOCK 1, YSLETA GRANT, CITY OF EL PASO, EL PASO CO. TEXAS, A DISTANCE OF 183.24 FT. TO A POINT;

THENCE SOUTH 59 DEGREES 03 MINUTES EAST A DISTANCE OF 140.15 FT. TO A POINT;

THENCE NORTH 25 DEGREES 38 MINUTES EAST A DISTANCE OF 64.78 FT. TO A POINT;

THENCE NORTH 67 DEGREES 02 MINUTES 01 SECONDS EAST A DISTANCE OF 9.93 FT. TO A POINT;

THENCE SOUTH 81 DEGREES 14 MINUTES EAST A DISTANCE OF 104.55 FT. TO A POINT;

THENCE SOUTH 83 DEGREES 51 MINUTES EAST A DISTANCE OF 209.70 FT. TO A POINT;

THENCE SOUTH 00 DEGREES 17 MINUTES WEST A DISTANCE OF 614.15 FT. TO A POINT THAT LIES ON THE NEW EASTERLY RIGHT OF WAY LINE OF NORTH LOOP DR.;

THENCE THE FOLLOWING COURSES ALONG SAID NORTH LOOP EASTERLY RIGHT OF WAY LINE ;

NORTH 38 DEGREES 10 MINUTES WEST A DISTANCE OF 90.89 FT. TO A POINT;

THENCE NORTH 44 DEGREES 29 MINUTES WEST A DISTANCE OF 389.13 FT.  
TO A POINT;

THENCE NORTH 50 DEGREES 55 MINUTES WEST A DISTANCE OF 178.08 FT.  
TO A POINT;

THENCE NORTH 56 DEGREES 55 MINUTES WEST A DISTANCE OF 180.00 FT.  
TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID PARCEL OF  
LAND CONTAINS 195,004 SQUARE FEET OR 4.4767 ACRES OF LAND MORE OR  
LESS.

ENRIQUE A. REY  
R.P.L.S. TX 3505  
11348 BOB MITCHELL DR.  
EL PASO, TEXAS 79936  
TEL (915) 591-6424 OFFICE  
(915) 309-1889 MOBILE

El Paso, Texas - 14 January 2004